



THE

HIVE

ASTON CLINTON



A property developer of real substance



Introducing Laxton Properties' latest development: five exceptional homes in the village of Aston Clinton, Buckinghamshire, offering a high-quality traditional finish.

Our commitment to unparalleled standards is reflected in every aspect of these residences, from their exquisite design and meticulous craftsmanship to their sustainable and energy-efficient features.

Laxton Properties is an award-winning independent property development company, led by Giles Holder and Ed Whetham. Based in Berkhamsted, Hertfordshire, we are a homebuilder of choice in the South-East, successfully delivering positive development since 2008. Our focus and passion is creating attractive, high quality, well-built homes in desirable locations that offer a great place to live for residents and a positive legacy for landowners.

Typical Laxton Properties home features



- | | |
|---------------------------------------|--|
| <i>a</i> EPC A Rated Construction | <i>e</i> Sustainable Urban Drainage Systems (SUDS) |
| <i>b</i> Solar Panels | <i>f</i> Underfloor Heating |
| <i>c</i> Attic Trusses (Loft Storage) | <i>g</i> Car Charging |
| <i>d</i> Biodiversity Net Gain | <i>h</i> Air Source Heat Pumps |

Taking sustainability seriously

We are passionate about delivering sustainable homes and minimising the environmental impact of development. Our commitment to leading the way in sustainability and energy efficiency is exemplified by our use of renewable energy sources, Air Source Heat Pumps, underfloor heating and high levels of insulation to minimise heat loss, sustainable urban drainage systems, electric car charging points and high-quality landscaping. All properties benefit from an 'A' Rated Energy Performance Certificate (EPC) as an assurance of excellent energy-efficiency.

Ten year warranty

For your peace of mind, all our new homes benefit from an independent 10-year insurance backed structural warranty. For full details, please refer to the warranty policy.

Attention to detail

Our passion for property development is reflected in our determination to deliver the highest quality design and finish in every one of our properties. Precision crafted with attention to even the smallest detail of form and function on homes that will stand the test of time.

A bigger picture

We are in the fortunate position to be able to provide financial support to a range of local and international causes and charities and have made the commitment to give away 10% of our net profit each year. As a part of this, all staff members have an annual giving allowance so that they can direct donations towards good causes that they are personally passionate about.





Grand Union Canal, Aylesbury Arm - 1 mile



Tring - 3.5 miles



The Oak, Aston Clinton - 0.5 miles

Unique & special

Aston Clinton is a village rich in history, character, and natural beauty. It sits on ancient prehistoric and Roman routes, including the Icknield Way, placing it at a historic crossroads inhabited for thousands of years. Archaeological finds reveal evidence from the Bronze Age through to Saxon times, reflecting its long-standing importance.

Located at the foot of the Chiltern Hills, the village enjoys a distinctive landscape of rolling chalk hills and woodland, ideal for walking, cycling, and wildlife. A notable site is Aston Clinton Ragpits, a former quarry now home to orchids and over 25 butterfly species.

The village has strong ties to the Rothschild family, whose legacy includes the Anthony Hall. Historic features remain well preserved, including St Michael and All Angels Church and its listing in the Domesday Book. Traditional pubs such as The Oak, The Bell, Partridge Arms, and Rothschild Arms add to its strong community atmosphere.

The location

Aston Clinton is a well-connected Buckinghamshire village offering a balance of countryside living and access to nearby towns. It has a strong community feel and provides local amenities including shops, cafés, pubs, parks, and green spaces, along with leisure facilities for everyday use.

Education is well served by Aston Clinton School, rated "Good" by Ofsted for ages 4–11, while secondary and grammar schools are available in nearby Aylesbury, Wendover and Tring.

Transport links are a major advantage. The village sits close to the A41, giving direct road access to Aylesbury and London. Regular bus services connect surrounding towns, and nearby stations at Tring and Wendover provide fast rail routes to London Euston and Marylebone. Overall, Aston Clinton combines village character, practical amenities, and strong commuter connections.



Travel times

By train from Tring

Wembley Central
35 minutes

London Euston
40 minutes

London Kings Cross
60 minutes

London Canary Wharf
87 minutes

Heathrow Airport
110 minutes

By car

Luton Airport
30 minutes

Milton Keynes
35 minutes

Heathrow Airport
45 minutes

Oxford
55 minutes

Gatwick Airport
100 minutes

The Hive, Hyde Street, Aston Clinton, Aylesbury



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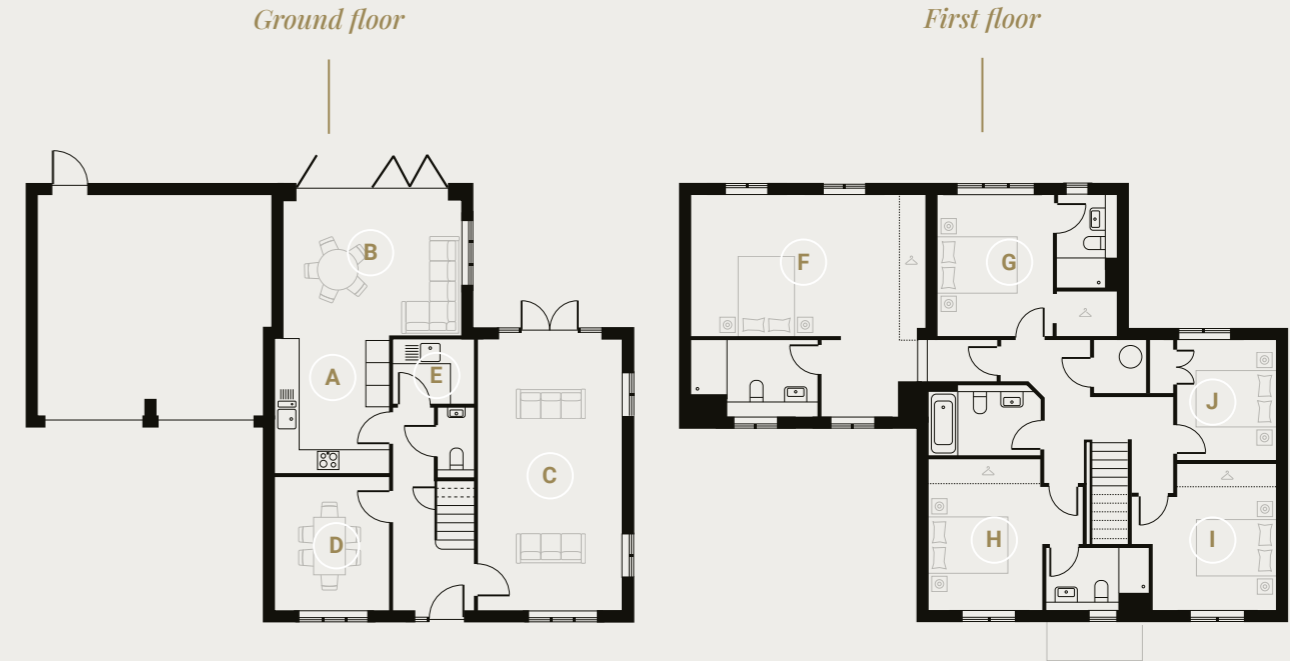
Plot 1



Key details

- 5 Bedrooms
- 2,163sqft / 201m²
- EV charging point
- 2 Parking Spaces
- Double Garage
- Air Source Heat Pump
- Solar panels

Floor plans & dimensions



Kitchen
11' 6" x 9' 10" / 3.5m x 3.0m

A

Dining / Family Area
15' 1" x 12' 2" / 4.6m x 3.7m

B

Lounge
23' 4" x 12' 6" / 7.1m x 3.8m

C

Dining Room
11' 6" x 9' 10" / 3.5m x 3.0m

D

Utility
6' 11" x 5' 7" / 2.1m x 1.7m

E

Principal Bedroom
17' 9" x 12' 2" / 5.4m x 3.70m

F

Bedroom 2
12' 2" x 9' 10" / 3.7m x 3.0m

G

Bedroom 3
13' 1" x 10' 10" / 4.0m x 3.3m

H

Bedroom 4
12' 6" x 10' 10" / 3.8m x 3.3m

I

Bedroom 5
10' 2" x 8' 6" / 3.1m x 2.6m

J

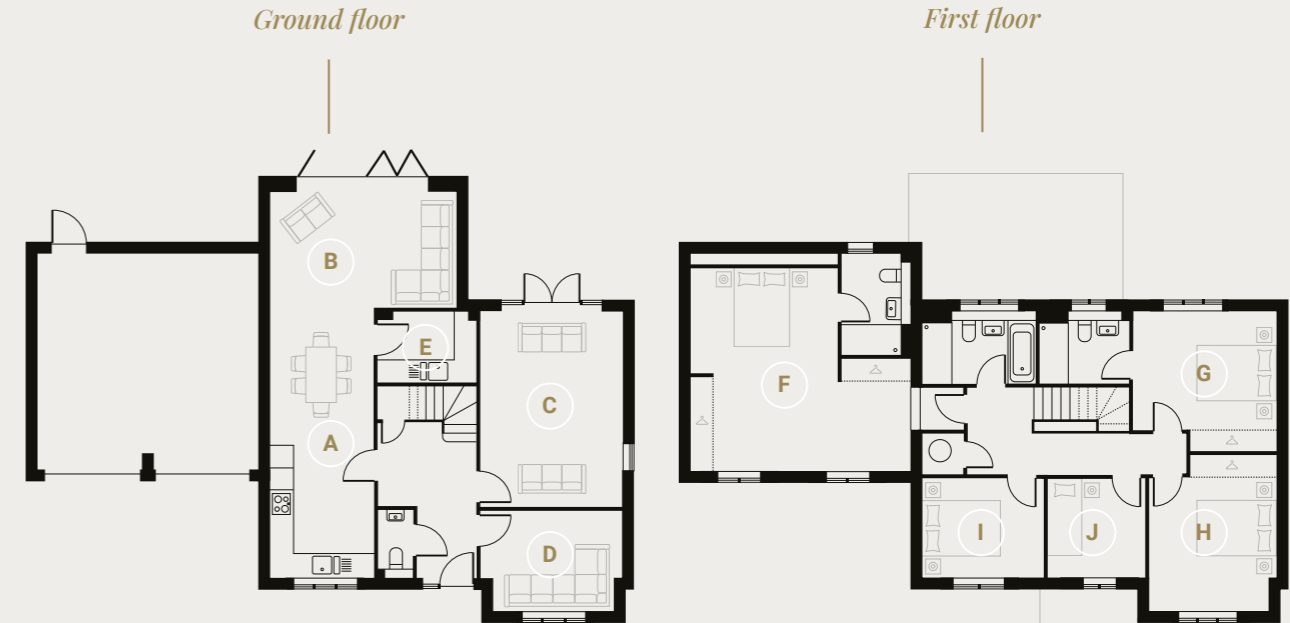
Plot 2



Key details

- 5 Bedrooms
- 2,042sqft / 190m²
- EV charging point
- 2 Parking Spaces
- Double Garage
- Air Source Heat Pump
- Solar panels

Floor plans & dimensions



Kitchen / Dining Area
23' 11" x 9' 2" / 7.3m x 2.8m

A

Family Area
16' 5" x 10' 2" / 5.0m x 3.1m

B

Lounge
17' 1" x 12' 6" / 5.2m x 3.8m

C

Snug
12' 6" x 8' 10" / 3.8m x 2.7m

D

Utility
8' 6" x 6' 3" / 2.6m x 1.9m

E

Principal Bedroom
19' 4" x 17' 9" / 5.9m x 5.4

F

Bedroom 2
12' 6" x 10' 6" / 3.8m x 3.2m

G

Bedroom 3
11' 10" x 11' 2" / 3.6m x 3.4m

H

Bedroom 4
10' 6" x 8' 6" / 3.2m x 2.6m

I

Bedroom 5 / Study
8' 10" x 8' 6" / 2.7m x 2.6m

J

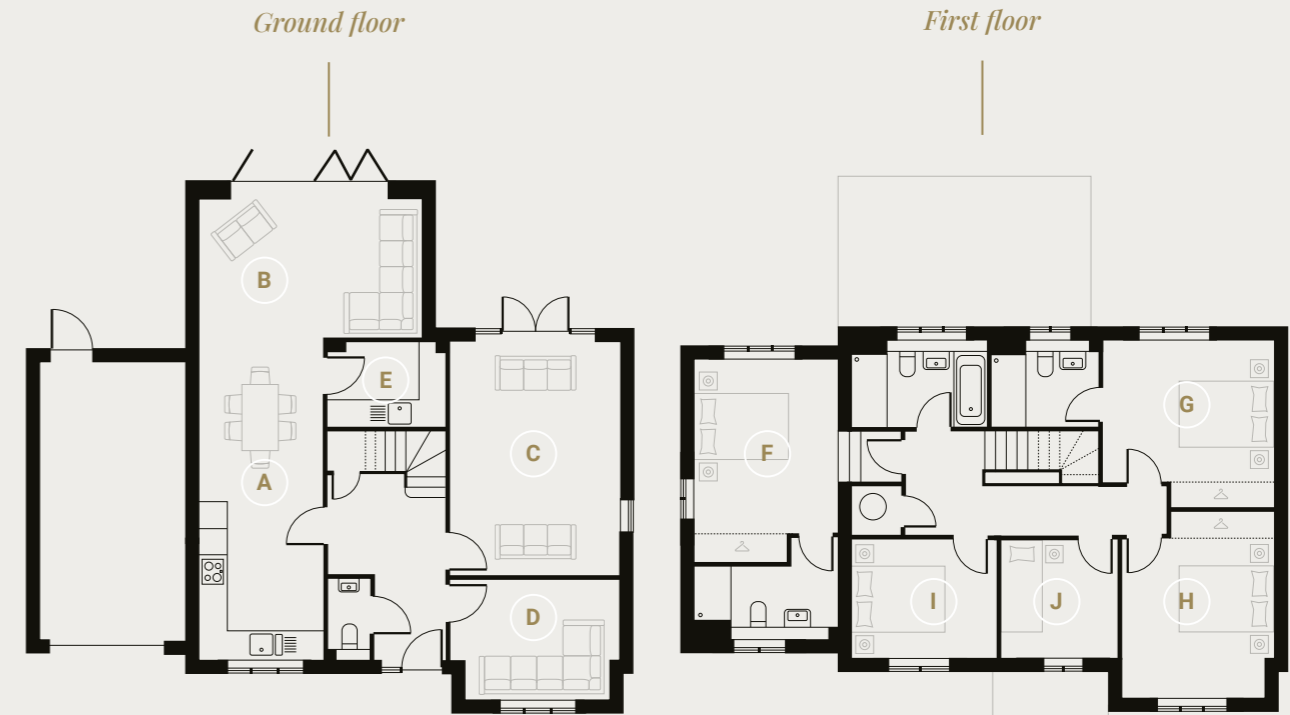
Plot 3



Key details

- 5 Bedrooms
- 1,917sqft / 178m²
- EV charging point
- 2 Parking Spaces
- Single Garage
- Air Source Heat Pump
- Solar panels

Floor plans & dimensions



Kitchen / Dining Area
23' 11" x 9' 2" / 7.3m x 2.8m

A

Family Area
16' 5" x 10' 2" / 5.0m x 3.1m

B

Lounge
17' 1" x 12' 6" / 5.2m x 3.8m

C

Snug
12' 6" x 8' 10" / 3.8m x 2.7m

D

Utility
8' 6" x 6' 3" / 2.6m x 1.9m

E

Principal Bedroom
12' 10" x 10' 6" / 3.9m x 3.2m

F

Bedroom 2
12' 6" x 10' 6" / 3.8m x 3.2m

G

Bedroom 3
11' 10" x 11' 2" / 3.6m x 3.4m

H

Bedroom 4
10' 6" x 8' 6" / 3.2m x 2.6m

I

Bedroom 5 / Study
8' 10" x 8' 6" / 2.7m x 2.6m

J

Plot 4

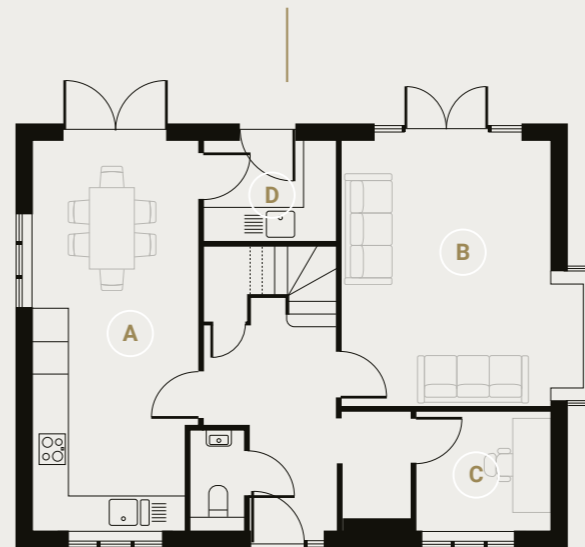


Key details

- 4 Bedrooms
- 1,465sqft / 136m²
- EV charging point
- 2 Parking Spaces
- Double Garage
- Air Source Heat Pump
- Solar panels

Floor plans & dimensions

Ground floor



First floor



Kitchen / Dining Area
23' 4" x 9' 10" / 7.1m x 3.0m

A

Lounge
16' 1" x 12' 6" / 4.9m x 3.8m

B

Study
7' 10" x 7' 3" / 2.4m x 2.2m

C

Utility
7' 10" x 5' 11" / 2.4m x 1.8m

D

Principal Bedroom
12' 6" x 11' 2" / 3.8m x 3.4m

E

Bedroom 2
11' 2" x 9' 10" / 3.4m x 3.0m

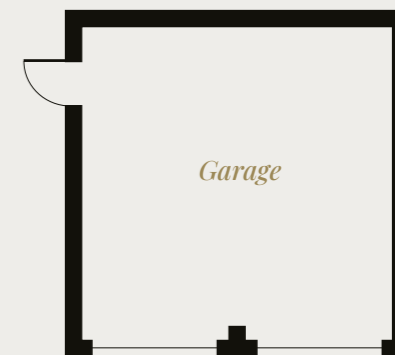
F

Bedroom 3
10' 6" x 8' 10" / 3.2m x 2.7m

G

Bedroom 4
10' 10" x 9' 10" / 3.3m x 3.0m

H



Garage

Plot 5

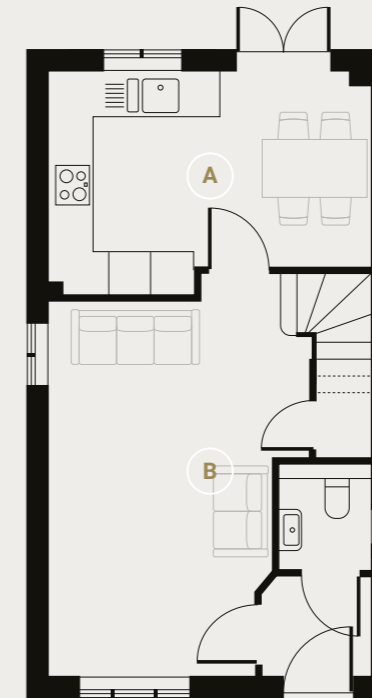


Key details

- 3 Bedrooms
- 839sqft / 78m²
- EV charging point
- 2 Parking Spaces
- Air Source Heat Pump
- Solar panels

Floor plans & dimensions

Ground floor



Kitchen / Dining Room
14' 9" x 10' 2" / 4.5m x 3.1m

A

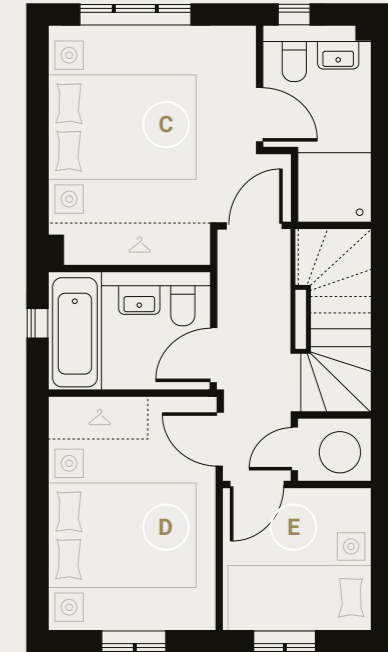
Lounge
17' 5" x 12' 2" / 5.3m x 3.7m

B

Principal Bedroom
11' 2" x 9' 2" / 3.4m x 2.8m

C

First floor



Bedroom 2
10' 10" x 7' 10" / 3.3m x 2.4m

D

Bedroom 3 / Study
6' 11" x 6' 7" / 2.1m x 2.0m

E

The Hive *Specification*

Kitchen

- Units: high-quality kitchen units in a variety of selected colours.
- Sinks: Blanco 1.5 bowl stainless steel undermount.
- Taps: Blanco stainless steel mixer tap.
- Appliances: Neff induction hob, hood, oven, microwave oven, 70/30 fridge/freezer, dishwasher and integrated recycling bins.
- Worktop: 20mm Quartz with 120mm upstands and full height Quartz splashback behind hob.
- Lighting: LED under cupboard strip lighting.
- Smoked bronze switches above kitchen units.

Staircase

- Oak handrails and newel caps, white painted strings and aprons and glass balustrades.

Bathrooms

- Bath: high-quality built in baths with shower over, high-quality mixer taps.
- Showers: Merlyn shower screens, low profile trays, high-quality rail shower heads.
- Basin and vanity units: high-quality vanity, basins and deck mounted mono basin mixer fitted throughout.
- WC: high-quality back to wall rimless wc with slim soft close seat, concealed cistern and dual flush plate.
- Towel rail: high-quality heated towel rail installed in every bathroom.
- Tiling: Porcelanosa tiling with feature tiles to walls.

The Hive *Specification*

Flooring

- Moduleo LayRed luxury vinyl tile flooring, installed as standard to kitchen/diners, ground floor hallways, WCs, and first floor bathrooms. Carpets to be supplied and installed by customers in bedrooms, living rooms, studies, stairs and landings, available as an optional extra pre-completion.

Doors & Ironmongery

- Internal doors: pre-finished oak 35mm doors.
- Handles: Frelan Jedo Knurled Levers with matching hinges.

Decoration

- Dulux Contract matt emulsion walls in colour.
- Skirting & Architrave to be painted in White Dulux Satinwood. 144mm stepped skirting, 69mm stepped architrave.

Lighting

- LED recessed under cupboard spot lights.

Heating & Hot Water

- Air source heat pumps with hot water cylinder.
- Solar PV panels with export capability.

External Construction

- Traditional brick/block cavity wall.
- Brickwork: Combination of FLB First Quality Multi Facing and Forterra Chertsey Antique Blend.
- Roof tiles: Combination of Samaca Classic black slate, Sandtoft brindle plain tiles, Sandtoft Mottled Red plain tiles.
- Open timber eaves painted white.
- Windows/doors: Chamfered U-PVC double glazed in white.

The Hive *Specification*

Rainwater Goods

- U-PVC: Black.

Paths & Terraces

- Light grey Marshalls Indian Sandstone (600x900).

Driveways

- Harvest and Charcoal Coloured Permeable block paving.

Roads

- Tarmac and block paviments.

Fencing

- 1.8m close board fence with rails and cappings.

Parking

- Two parking spaces, with single accessible 4g wifi enabled 7kW electric vehicle charger.

Services

- Mains Electric and Water (no gas). FTTP superfast fibre broadband. TV aerials and Sky capability.
- Pre-plumbed for future connection of water softener.

Front Doors

- Contemporary composite front doors, PAS 24 rated.

External Lighting

- Minerva outdoor wall light with PIR sensor.

Landscaping

- Semi-mature planting to communal areas. Turf lawns laid to front and rear gardens.

Safety & Security

- Heat/smoke alarms.
- Regulation compliant detectors.
- NACOSS approved intruder alarms.

What you can expect

At Laxton Properties we strive to make your new home purchase and move as simple and straightforward as possible. We want to deliver to you a high-quality home that you and we can be proud of. Our Customer Care Charter sets out the level of service, standards and experience that you can expect from Laxton Properties.

Before reserving your new home we will take you through the property specification, layout and building warranty. We will also explain to you any service charges if applicable.

The sales process will be friendly and informative and our company representatives will support and guide you through. They will also keep you updated on the progress of your new home.

Before you move into your new Laxton home you will be invited to attend a New Home Demonstration.

During this meeting you will be taken through your Home Information Pack and the workings of your new home will be explained to you. You will also have the opportunity to check your new home thoroughly.



On the day of legal completion a Laxton Properties representative will meet you at your home to welcome you. A formal handover will take place to give you your keys and to record all your utility meter readings.

Once you have moved in Laxton Properties will remain available to deal with any queries that you may have about your new home.

Laxton Properties provides a 2-year warranty for any defects from the date on your warranty certificate. Your home will also be covered by a 10-year insurance backed warranty covering the structural integrity of your new home.



*Recent winner of 'Best Development' & 'Best Small Developer'
at the 2025 Hertfordshire Residential Development Awards*

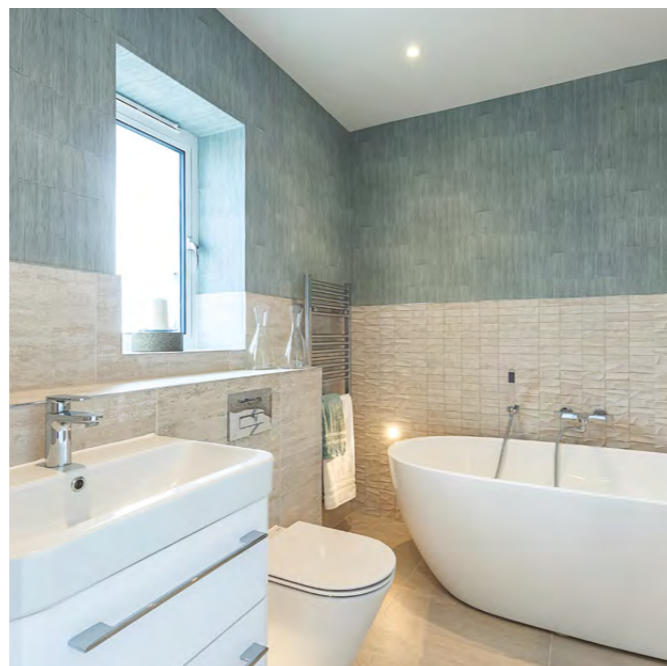
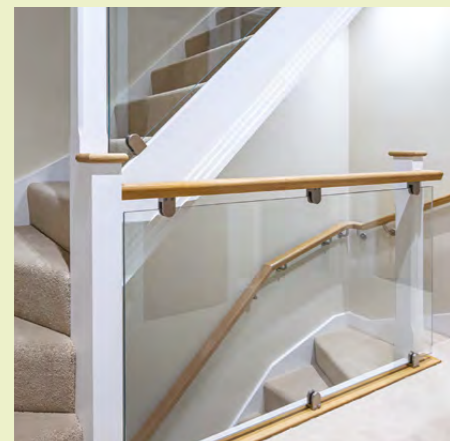
Discover more

Please contact Laxton Properties for more information or to
arrange a viewing at The Hive.

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The details in this document are designed to give you a general idea of what the final product will look like. Because we're always working to improve, some things may change along the way. While we do our best to match the materials as shown, there might be times when we'll need to substitute them with something just as good. Rest assured, we'll always aim to keep you informed of any changes.

Please note, these details and CGI's are for guidance and shouldn't be taken as exact facts. We encourage you to check everything thoroughly, either by visiting or asking questions to make sure you're happy with the information.

This document isn't a contract or a guarantee. The dimensions provided on our plans might have small differences in reality, so please don't use them for exact measurements like carpet sizes or fitting furniture.



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